

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Philadelphia

State: PA

PJ's Total HOME Allocation Received: \$253,495,128

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	93.16 %	94.92 %	26	93.41 %	47	43	
% of Funds Disbursed	89.17 %	89.08 %	17	84.68 %	71	65	
Leveraging Ratio for Rental Activities	5.54	4.76	1	4.72	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	91.72 %	93.07 %	22	80.76 %	58	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	69.54 %	72.06 %	18	68.18 %	49	43	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.86 %	82.28 %	8	80.32 %	78	69	
% of 0-30% AMI Renters to All Renters***	44.34 %	37.40 %	9	45.16 %	42	47	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.77 %	98.52 %	15	95.04 %	73	59	
Overall Ranking:			In State: 11 / 29		Nationally: 71 70		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,117	\$19,533		\$26,037	3,473 Units	25.00 %	
Homebuyer Unit	\$14,966	\$15,828		\$14,755	4,209 Units	30.30 %	
Homeowner-Rehab Unit	\$30,439	\$15,982		\$20,487	432 Units	3.10 %	
TBRA Unit	\$5,792	\$5,858		\$3,225	5,791 Units	41.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Philadelphia PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$119,309	\$64,762	\$32,678
State:*	\$96,889	\$38,326	\$16,102
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	12.8	19.0	12.0	10.5	Single/Non-Elderly:	26.5	24.2	24.1	33.4
Black/African American:	79.1	48.0	80.8	83.9	Elderly:	39.8	1.8	23.1	0.3
Asian:	0.7	1.6	0.0	0.1	Related/Single Parent:	28.0	42.5	27.3	60.7
American Indian/Alaska Native:	0.1	0.2	0.0	0.1	Related/Two Parent:	4.0	27.1	16.9	4.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.6	4.4	8.6	1.5
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.1	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.2	0.2	0.0					
Asian/Pacific Islander:	0.0	3.9	0.2	0.1					
ETHNICITY:									
Hispanic	7.0	26.9	6.7	5.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	59.7	17.2	37.0	26.1	Section 8:	17.4	0.2 [#]		
2 Persons:	16.4	21.5	19.0	19.0	HOME TBRA:	6.2			
3 Persons:	11.6	29.4	18.3	21.1	Other:	28.4			
4 Persons:	6.5	19.9	13.0	15.6	No Assistance:	48.0			
5 Persons:	4.0	7.8	5.3	10.1					
6 Persons:	1.4	2.6	3.2	5.2					
7 Persons:	0.3	1.2	1.6	2.0					
8 or more Persons:	0.0	0.5	2.5	1.1					
					# of Section 504 Compliant Units / Completed Units Since 2001			531	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Philadelphia

State: PA

Group Rank: 71
(Percentile)

State Rank: 11 / 29 PJs

Overall Rank: 70
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	91.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	69.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	99.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

